



# KNIGHTDALE

*start something*

## 2016 Quick Fact Data Sheet



### Demographics

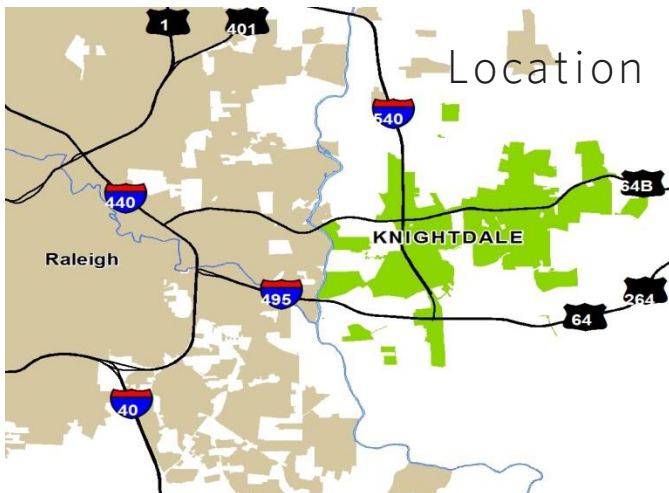
Census 2010 Population (4/1/10)	11,401
Estimated Population (3/1/16) <sup>1</sup>	14,083
Population Percent Change ('10-'15) <sup>3</sup>	21.6%
Straight-Line Projected Population (2035) <sup>1</sup>	27,383
Number of Employees ('13 for ZIP 27545) <sup>2</sup>	5,469
Number of Businesses ('13) <sup>2</sup>	394
Annual Payroll in Millions of Dollars ('13) <sup>2</sup>	\$173.59

Median Age <sup>3</sup>	33.7 yrs.
Median Household Income <sup>3</sup>	\$72,591
Average Household Size <sup>3</sup>	2.70
Housing Units (1/1/14) <sup>1</sup>	4,623
Owner-Occupied Housing <sup>3</sup>	66.5%
Bachelor's Degree or Higher <sup>3</sup>	45.2%

<sup>1</sup> Town of Knightdale Planning Department Estimates

<sup>2</sup> Census Zip Code Business Patterns. 2013

<sup>3</sup> American Community Survey 5-Year Estimates, 2014



### Location

Corporate Limits (1/1/16)	7.24 sq. mi.
Extraterritorial Jurisdiction (1/1/16)	17.96 sq. mi.

Ideally located just east of Raleigh and the Neuse River along Interstates 540 & 495. Just 9 miles from downtown Raleigh and 25 expressway miles from RTP!



### Town Finances

Tax Base: '15-'16 <sup>1</sup>	\$1,458,945,389
65% Residential / 35% Commercial	
General Fund Budget FY 15-'16 <sup>2</sup>	\$12,161,399
Capital Improvement Budget FY '15-'16 <sup>2</sup>	\$641,030
Unassigned General Fund Balance (6/30/14) <sup>2</sup>	\$5,438,398

#### Top 5 Town Taxpayers: '15<sup>1</sup>

- 1) Knightdale Centers, LLC (Shopping Center)
- 2) Greystone Widewaters Co., LLC (Apartments)
- 3) Legacy Oaks Apartments, LP (Apartments)
- 4) BRC Knightdale, LLC (Apartments)
- 5) Rex Hospital, Inc. (Medical Facility)

#### Tax Rates: '15-'16

Town of Knightdale	\$0.43 per \$100 valuation
Wake County	\$0.578 per \$100 valuation

Number of Town Employees (Full-Time Only) <sup>2</sup>	72
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<sup>1</sup> Wake County Revenue Department

<sup>2</sup> Town of Knightdale Finance Department



### Development Activity

2015 Median Home Sales Price <sup>1</sup>	\$214,000
2015 Average Home Sales Price <sup>1</sup>	\$207,025
CAGR: Average Sales Price ('03-'15) <sup>1</sup>	3.50%

Number of Permits: New Residential ('15) <sup>2</sup>	215
Construction Value: New Residential ('15) <sup>2</sup>	\$43.8 mil
Annual Change: Const. Value ('14-'15) <sup>2</sup>	48.9%
CAGR: Annual Const. Value ('03-'15) <sup>2</sup>	9.49%

Number of Permits: Commercial ('15) <sup>2</sup>	70
Construction Value: Commercial ('15) <sup>2</sup>	\$16.4 mil
Annual Change: Const. Value ('14-'15) <sup>2</sup>	429.03%

CAGR = Compound Annual Growth Rate

<sup>1</sup> Wake County Revenue Department

<sup>2</sup> Town of Knightdale Planning Department

One of North Carolina's 50 Safest Cities  
-Movoto 2015

Most Affordable Place to Live in NC  
-SmartAsset.com 2015

6<sup>th</sup> Happiest City in NC  
-HomeSnacks 2015